



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
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AMY SHUMWAY
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

PLANNING COMMISSION MEETING

February 18, 2021

Public Meeting at Farmington City Hall

160 S. Main Street, Farmington, Utah.

Study Session: 6:30 p.m.

Regular Session: 7:00 p.m.

Farmington City Planning Commission meetings, including this meeting, are open to the public. In consideration of the COVID-19 pandemic, if necessary, members of the public wishing to attend this meeting are encouraged to view the meeting online. The link to view the hearings live and to comment electronically can be found on the Farmington City website at www.farmington.utah.gov. If you wish to email a comment for any of the listed public hearings, you may do so at crowe@farmington.utah.gov by 5 p.m. on the day of.

- 7:00 1. Minutes
 2. City Council Report

PROJECT MASTER PLAN APPLICATION

- 7:05 3. Maverik / Cassie Younger – (Public Hearing) Applicant is requesting consideration of a Project Master Plan application, accompanying Development Agreement, Schematic Subdivision and Site Plan for a proposed Maverik convenience store located at approximately 1100 W Park Lane (2.5 acres) in the RMU (Residential Mixed Use) and GMU (General Mixed Use) zone. (PMP-1-21)

CONDITIONAL USE / SITE PLAN REVIEW APPLICATIONS

- 7:25 4. Buttered Bakeshop Properties LLC – (Public Hearing) Applicant is requesting consideration of a Conditional Use Permit application for a proposed bakery located at approximately 1787 Main Street (0.24 acres) in the NMU (Neighborhood Mixed Use) zone. (C-2-21)
- 7:45 5. Kodiak Properties LLC / Andrew Hiller – Applicant is requesting approval of a Site Plan application for the proposed Farmington Flex office space at approximately 1250 S 650 W (9.41 acres) in the LM&B (Light Manufacturing and Business) zone. (SP-2-21)

ZONE TEXT AMENDMENTS

- 8:05 6. Farmington City (Public Hearing) – Applicant is requesting consideration for the following amendments to the Zoning Ordinance 1) Chapter 7 regarding the Site Development Plan review process (ZT-4-21) 2) Chapter 35 regarding business license references related to home occupation (ZT-2-21) and 3) Chapter 28 regarding accessory buildings allowed in the rear yard. (ZT-3-21)
- 8:25 7. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend the zoning ordinance to require developers of multi-family and attached dwelling units to set aside a certain percentage of their developments as affordable housing, or to pay a fee in lieu. (ZT-1-21)

OTHER BUSINESS

- 8:45 8. Miscellaneous, Correspondence, etc.
 a. Cul-de-sac/dead end street discussion
 b. Other

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to take action on the item; OR 2. If the Planning Commission feels, there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.

Posted February 12, 2021

Carly Rowe, Planning/Recording Secretary